

MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD
June 17, 2025 7:00 P.M.
MINUTES

The Mantua Township Municipal Land Use Board meeting was called to order on June 17, 2025 at 7:00 P.M. The Board Secretary called the meeting to order, led the Board members in a flag salute. The open public meeting statement was read: adequate notice of this meeting has been provided in the following manner: by providing written notice to the Clerk of the Township of Mantua on January 6, 2025, by posting notice on the official bulletin board on January 6, 2025 and by notifying the South Jersey Times and Courier Post.

Roll Call:

Present: deMers, Moyer, Legge, Moscatelli, Shast, J. Moore

Absent: Berenato, Huston, Lukens, Wilkinson, Rainier, K. Moore

Minutes:

A motion was made by Mr. Shast to approve the May 20, 2025 minutes, the motion was seconded by Mr. J. Moore. Roll Call Vote: 4 yes, 0 no.

Motion to elect Nelson Moyer as Chairman, motion was made by Mr. Legge, the motion was seconded by Mr. deMers. Roll Call Vote: 5 yes, 0 no.

Solicitor Hyatt gave the Oath of Office to appoint Chairman Nelson Moyer

Solicitor Hyatt swore in the Board Professionals.

Solicitor Hyatt announced that Application 2024-003 and Application 2024-022 will be carried to July 15th meeting.

Old Business: None

New Business:

Resolution #2025-18 Housing Element and Housing Share Plan

Jim Kyle of Kyle+McManus Associates presented the 2025 Fourth Round Housing Plan to the Planning Board. He reviewed key elements of the plan, including zoning, market-rate units, the affordable housing trust fund, special needs housing, and bonus credits. Mr. Kyle also explained that the township will need to amend its ordinance in order to adopt the Fourth Round Plan by the March 15, 2026 deadline.

The meeting was opened to the public following a motion made by Mr. deMers, which was seconded by Mr. J. Moore. All board members voted in favor. Since no one came forward to address the board, Mr. Legge made a motion to close the public portion of the meeting, and Mr. J. Moore seconded it.

After concluding the testimony, Mr. deMers motioned to approve Resolution# 2025-18, which was seconded by Mr. J. Moore. The Roll Call Vote: 5 yes, 0 no, 1 Abstain (Shast).

Application 2025-009 Bulk Variance – Approved

Jeffrey Clauss 31 Maryland Ave, Block 164, Lot 5, Tax Map 33, Zone R-22

Action Requested: Approval of a bulk for a front yard setback of 31 feet instead of 40 feet for the purpose of constructing a front porch. Steps off the porch and sidewalk will be at 25 feet.

Mr. Clauss was sworn in by the solicitor. He testified that he purchased the property with the intention of building a new home on the existing foundation. He is requesting approval to add a front porch, which does not meet the required front yard setback. Mr. Clauss presented Exhibit A-1, showing photographs of the previous structure, and Exhibit A-2, which included the proposed elevation. He explained that his hardship stems from the limitations of building on the existing foundation.

The meeting was opened to the public following a motion made by Mr. J. Moore, which was seconded by Mr. Legge. All board members voted in favor. Since no one came forward to address the board, Mr. J. Moore made a motion to close the public portion of the meeting, and Mr. deMers seconded it.

After concluding the testimony, Mr. J. Moore motioned to approve Application 2025-009, which was seconded by Mr. deMers. The Roll Call Vote: 6 yes, 0 no.

Application 2025-007 Major Site Plan – Approved

11 Enterprise LLC 1090 Main Street, Block 254.01, Lot 23, Tax Map 45, Zone I

Action Requested: Approval of a major site plan to permit the conversion of existing car wash to work bays, the construction of a 15,000 sf warehouse/shop building, a 3,248 sf flex office building, including 2,670 sf existing building along with associated site improvements. Design waivers are requested for section 230-39 off street loading where 1 space is required with 0 proposed, and variance for section 230-25C(2)(f)[2] side yard setback 25' feet required with 22.9' proposed.

Brian Hall of Ward, Shindle, & Hall represented the applicant, Craig Van Hoorn. Both Craig Van Hoorn and Brian Cleary of Pettit Group LLC were sworn in by the Board Solicitor.

Mr. Hall explained Mr. Van Hoorn is relocating his business from Washington Township. The property will function as a flex space and office space, utilizing the existing structure formerly used as a car wash.

Mr. Van Hoorn described his business, New Age, as a light manufacturing operation involving powder coating, vehicle wraps, welding, and specialized equipment rental. The existing car wash building contains has five bays: two will be used for vehicle routes, one housing air compressor, and two designated for sand blasting for powder coating. The building will be insulated with soundproof doors and ceilings to reduce noise. All operations will be self-contained with dust collection systems in place.

Mr. Van Hoorn presented the following exhibits:

- **A1** – Warehouse building (existing)
- **A2** – Existing car wash

- **A3** – Flex space
- **A4** – Monument-style signage

He stated that the warehouse (Exhibit A1) will be used for welding, fabricating, powder coating, storage with two pallet racks, and three car lifts. The flex space (Exhibit A3) will feature a large overhead garage door for larger vehicles, with a 15' x 20' office area in the front. The business will employ a maximum of 12 individuals, typically operating with a staff of 10. Customers visit by appointment only for pick-up and delivery, with limited foot traffic or walk-ins.

Business hours will be:

- Monday–Thursday: 7:00 AM to 5:00 PM
- Friday: 7:00 AM to 4:00 PM
- Closed on weekends

Deliveries will be made via UPS, FedEx, and scheduled box trucks. An overhang on the front of the flex space is proposed for aesthetic purposes. All equipment and materials will be stored indoors, except for short-term staging behind the bays. The exterior will be kept clean and orderly from the roadway. Waste production is minimal and primarily recyclable dust. Trash collection will be handled by Waste Management. No hazardous materials will be stored onsite. Loading will occur at the overhead door, accessible by forklift. The proposed signage (Exhibit A4) will be 5' x 4', backlit, and compliant with ordinance requirements.

A new septic system will be installed in the front, and the site will be connected to MUA water. Some trees were removed due to safety concerns, including dead, broken, diseased trees and others in a drainage ditch.

Brian Cleary presented the following:

- **A5** – Existing aerial imagery
- **A6** – Rendered site plan showing the parking lot layout, proposed landscaping, and Main Street access with 18 parking spaces

Mr. Cleary reviewed the requested variances and waivers, which include:

- Multiple principal structures
- Side yard setbacks
- Landscape buffer
- Accessory structure location
- Design standards waiver
- Tree survey waiver
- NJDEP Heritage application

Additional waivers requested:

- Asphalt thickness (for private use)
- Omission of curb on one side (for 18-space lot)
- Stone parking area (used as a staging area)

- No designated loading zone
- No existing or proposed sidewalks

The applicant agreed to work with the Board to address tree removal concerns and provide compensation if necessary. A tree survey will be submitted to NJDEP. The concrete pad next to the sand filter will be removed and the area filled in.

Ashton Jones, the Board Planner, discussed the principal uses proposed in the application, which include vehicle wrapping, powder coating, welding, and the shipment of specialized equipment. He also addressed the requested C(2) variance for the shed.

Board Engineer Blake Fitzgerald reviewed his letter dated June 16, 2025. He referenced 1980 aerial imagery of the property in an attempt to determine when the stone area was leveled. Mr. Fitzgerald also noted the presence of a storage container at the rear of the property. The applicant explained that the container, labeled "Delsea Well Drilling," was left by the previous owner and had been used to store well pipes.

Mr. Fitzgerald asked whether the roof permits had been approved by the zoning officer and whether the officer had given permission for tree clearing. The applicant responded that only damaged and hazardous trees had been removed from the site.

Mr. Fitzgerald then reviewed several items, including the request for a loading berth waiver, the need for a circulation plan, and the requirement to refer the cross-section details to the County. He also discussed the proposed use of the roof overhang behind the warehouse, which the applicant stated would serve as a staging area.

In addition, Mr. Fitzgerald requested the submission of the following documentation: agency approval letters, an NJDEP classification letter, lighting details, septic system approval, and a traffic impact statement.

He further noted that one "make-ready" electric vehicle (EV) parking space may be counted as two parking spaces, and addressed the requirement for screening around any outdoor storage areas. He also confirmed that sidewalks are not proposed as part of the plan.

The meeting was opened to the public following a motion from Mr. Legge, which was seconded by Mr. J. Moore. All board members approved the motion. Since no one came forward to address the board, Mr. Legge made a motion to close the public portion of the meeting, and Mr. J. Moore seconded it.

After concluding the testimony, Mr. J. Moore motioned to approve Application 2025-007, which was seconded by Mr. Shast. The Roll Call Vote: 6 yes, 0 no.

Correspondence: None

Public Portion: None

Resolutions:

Resolution 2025-19, memorializing James G. Cook (Carolina Blue), 692 Lambs Rd, was motioned by deMers, seconded by Mr. Moscatelli.

Roll Call Vote: 3 yes, 0 no.

With no further business, a motion was made by Mr. Moscatelli to adjourn the meeting, seconded by Mr. Legge. All Board Members were in favor.

Respectfully Submitted,
Jessica Taylor
Land Use Board Secretary

Adopted on: 7/15/25